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**TO:** GENERAL COMMITTEE

**SUBJECT:** ZONING BY-LAW AMENDMENT APPLICATION – 242 EDGEHILL DRIVE

**WARD:** 5

**PREPARED BY AND KEY CONTACT:** R. MULHOLLAND, PLANNER, EXT. 4541

**SUBMITTED BY:** C. MCLAREN, RPP, MANAGER OF PLANNING

**EXECUTIVE DIRECTOR APPROVAL:** M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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### **RECOMMENDED MOTION**

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of 1000493081 Ontario Inc., to rezone lands known municipally as 242 Edgehill Drive from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling Second Density – Townhouse with Site-Specific Provisions' (RM2-TH)(SP-XXX) be approved as attached to this Staff Report as Appendix "A".
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for subject lands:
  - a) Permit a maximum Gross Floor Area of 85%, whereas a maximum of 60% is permitted.
3. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV038-24.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

### **PURPOSE & BACKGROUND**

#### **Report Summary**

5. The purpose of this report is to recommend approval of a Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of 1000493081 Ontario Inc., for lands known municipally as 242 Edgehill Drive. This report provides an analysis of the application based on conformity with Provincial and City Planning policies, as well as an overview of comments received through the technical review and public engagement processes.
6. With the conclusion of the technical review and public consultation process, which included a Neighbourhood Meeting on March 21, 2023 and Public Meeting on August 14, 2024, staff have determined that the proposal is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City

of Barrie Official Plan (2024). As such, staff are recommending approval of the proposed rezoning as provided in draft attached to Staff Report DEV038-24 as Appendix “A”.

### Development Proposal

7. The application, if approved, would rezone the subject lands from ‘Residential Single Detached Dwelling Second Density’ (R2) to ‘Residential Multiple Dwelling Second Density – Townhouse with Site-Specific Provisions’ (RM2-TH)(SP-XXX). The conceptual site plan, included for reference as Appendix “B” to Staff Report DEV038-24, proposes a development consisting of three (3) street townhouse units with attached garages.
8. The site-specific provision would permit an increased Gross Floor Area (GFA) of 85%, whereas a maximum GFA of 60% is permitted.

### Site and Location

9. The subject property is located on the north side of Edgehill Drive, south of Oates Lane and Oats Park, and west of Doyle Drive. The lands are known municipally as 242 Edgehill Drive and legally described as Part of Lot 23, Concession 6, Part 2, Plan 51R-23415, former township of Vespra, now City of Barrie. The lands are vacant and are approximately 728.08 square metres (0.18 acres) in size with a frontage of 23 metres on Edgehill Drive.

10. The surrounding land uses include the following:

**North** Low density residential uses and Oates Park.

**East** Low density residential uses.

**South** Low density residential and the City of Barrie Operations Centre.

**West** Low density residential uses and the Sandy Hollow Buffer Park.



### Existing Policy

11. The subject property is identified as being within a Built Up Area on Map 1 – Community Structure, and designated as “Neighbourhood Area” on Map 2 - Land Use Designation in the City’s Official Plan.
12. The lands are currently zoned as ‘Residential Single Detached Dwelling Second Density’ (R2) in the City’s Comprehensive Zoning By-law 2009-141, as amended.

### Background Studies

13. In support of the application, the following plans, reports, and studies were submitted. Copies of the submission material are available online on the City’s Proposed Developments webpage under [Ward 5 – 242 Edgehill Drive](#).
  - a) Planning Justification Report (Innovative Planning Solutions, February, 2024)
  - b) Functional Servicing Report (Tatham Engineering, January 26, 2024)
  - c) Geotechnical Investigation (Gemtec Consulting Engineers and Scientists, May 10, 2023)
  - d) Conceptual Site Plan (Innovative Planning Solutions, October 23, 2023)

- e) Topographic Survey (Rudy Mak Surveying Ltd., May 11, 2023)
- f) Tree Inventory and Preservation Plan (JDB Associates Ltd., February 8, 2024)

#### Public Consultation

14. A neighbourhood meeting was held on March 21, 2023, as part of the requirements for a complete application. The meeting was attended by approximately fifteen (15) residents as well as the applicant, their consultant team, Ward 5 Councillor and Deputy Mayor Robert Thomson, and Planning staff. Comments and concerns expressed by residents at the Neighbourhood Meeting included the following:

a) **Increased Density and Height**

Comments were made regarding the effect the increase in density and height would have on the surrounding smaller lots with single detached dwellings and if second suites would be permitted on the lots. The proposed row of three (3) townhouses meets all other zoning requirements aside from Gross Floor Area, including height and separation distance requirements, in Zoning By-law 2009-141, as amended. The built form of the proposed development aligns with the character of the neighbourhood. No additional residential units are proposed at this time however up to three (3) additional units on each lot would be permitted.

b) **Traffic and Parking**

Questions regarding the amount of parking and increase in traffic were raised. Three (3) parking spaces are proposed to be provided for each lot for a total of nine (9) parking spaces for the proposed development. The size and scale of the development did not warrant a traffic impact study as the existing road can accommodate the proposed townhouse units.

15. A statutory Public Meeting was held on August 14, 2024, to present the subject application to the Affordability Committee and the public. No members of the public attended the public meeting.

#### Department and Agency Comments

16. The subject application was circulated to staff in various departments and external agencies for review and comment. No objections and concerns were received from the following departments:
- a) Development Services – Addressing, Engineering Approvals, Parks Planning, Transportation Planning
  - b) Barrie Fire and Emergency Services
  - c) Environmental Risk Management and Compliance
  - d) Finance Department
  - e) Infrastructure Services Department (Water Services Branch)
  - f) Engineering Standards
  - g) Alectra Utilities and Enbridge Gas
  - h) The Lake Simcoe Region Conservation Authority (LSRCA)

If approved, any comments that were provided will be addressed through subsequent planning approvals.

#### **POLICY ANALYSIS**

17. The following provides a review of the application in accordance with applicable provincial and municipal policy documents.

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Provincial Policy Statement (2020) (PPS)

18. Staff have reviewed the relevant policies and are of the opinion that the development is consistent with the applicable policies of the Provincial Policy Statement (2020) which direct growth to settlements and identified growth areas, promote efficient, transit supportive development and support the provision of a wide range of uses including an appropriate affordable range and mix of housing types. The subject lands are located within the built boundary of the City and the application proposes infill development along a minor collector roadway. The proposed development aligns with the policies of a healthy, livable, and compact community, would be serviced by existing municipal infrastructure and services and, therefore, considered efficient and cost-effective development.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended

19. Staff have reviewed the relevant policies and are of the opinion that the development conforms to the Growth Plan for the Greater Golden Horseshoe. The subject lands are located within the built boundary of the City, where growth and development are encouraged, supporting the goal of a more liveable, compact and urban structure on otherwise underutilized lands, while having regard for surrounding established residential uses. The proposed development is reflective of the policies and goals of the Growth Plan by contributing to the establishment and maintenance of a complete community with a mix of housing options.
20. The proposed amendment will permit the development of standard street townhouses on existing municipal servicing infrastructure, within proximity to public facilities. The proposed development at this location will contribute to the City's intensification targets required by the Growth Plan and will assist towards the goal of creating a complete community through the provision of a mix of housing types.

City of Barrie Official Plan (OP)

21. According to the City's new Official Plan (2023), the subject lands are designated 'Neighbourhood Area' on Map 2 – Land Use. General land use policies that guide development in Neighbourhood Areas are provided in Section 2.6.1.
22. The intent of the 'Neighbourhood Area' designation is to recognize new and existing neighbourhoods and communities. According to Policy 2.6.1.1 of the Official Plan, where lands are designated 'Neighbourhood Area', the predominant use is to be residential. Section 2.6.1.2 (d) of the Official Plan permits new development in built-out neighbourhoods that appropriately respects the scale, height, massing, lot pattern, building type, orientation, character, form, and planned function of the immediate area.
23. The 'Neighbourhood Area' permits appropriate levels of intensification; however, any proposed development must be sensitive to and compatible with the built form and planned function of the surrounding area. The 'Neighbourhood Area' promotes intensification by permitting additional residential units, including detached ancillary dwelling units, second suites, shared accommodations, and other forms of low impact intensification.
24. Staff have reviewed the relevant policies in the City of Barrie Official Plan which applies to the application and are of the opinion that the proposed development conforms to the policies that guide development on the subject lands.

Comprehensive Zoning By-law 2009-141

25. As noted above, the applicant is proposing to amend the zoning on the subject lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling Second Density – Townhouse with Site-Specific Provisions' (RM2-TH)(SP-XXX).
26. The table below illustrates the required zone provisions and the proposed site-specific provisions as it relates to the proposed development.

Zoning Standard (RM2-TH)	Required	Proposed
Table 4.6 – Gross Floor Area (Maximum)	60%	85%

Gross Floor Area (Table 4.6)

27. The City's Zoning By-law requires a maximum gross floor area of 60% in order to maintain a balance between built and natural form to ensure lots are not overdeveloped.

The application proposes three (3) street townhouses, while maintaining the maximum permitted height in the Zoning By-law. The proposed gross floor area would not be considered over-development as all other standards of the By-law would be met allowing for adequate parking, separation between adjacent properties and sufficient private amenity space.

Exemption from Part Lot Control

28. Should Council approve the subject application, the applicant would be permitted to proceed with an application for part lot control exemption in accordance with the City's Exemption from Part Lot Control Policy. The approval of part lot control exemption is generally a routine and administrative process where a By-law is passed by Council exempting the lot or block from part lot control. The effect of this application would be to create three (3) separately conveyable parcels (three townhouse lots) in accordance with the Conceptual Site Plan provided in Appendix "B" of this report to allow for their individual sale. No additional planning approvals would be required to permit the proposed development.

**ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

29. The subject application, if approved, would result in the redevelopment of an underutilized site within an area designated for residential development which is serviced by existing infrastructure and public service facilities. As such, the proposed development may help to reduce the overall demand for greenfield development, which would require the extension of municipal infrastructure and services, while providing an alternative housing type in the neighbourhood.

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## **ALTERNATIVES**

30. The following alternatives are available for consideration by General Committee:

**Alternative #1** General Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing 'Residential Single Detached Dwelling Second Density' (R2) zoning over the subject property.

This alternative is not recommended as the proposed development is consistent with and conforms to all provincial and municipal policies as noted throughout the analysis section of this report and is considered an appropriate use of the subject lands.

**Alternative #2** General Committee could approve the subject Zoning By-law Amendment without the requested Special Provision (SP).

This alternative is not recommended as the applicant has responded to the comments received through the technical review and public consultation process and staff are satisfied that the proposed special provision is appropriate for the subject lands. Further, staff are of the opinion that the plan is generally consistent with City standards with respect to access, servicing, stormwater management, landscaping, setbacks, built form and parking.

## **FINANCIAL**

31. The proposed development will be subject to development charges, cash in lieu of parkland, an education levy as well as building permit fees as governed by legislation, regulations, and City by-laws. All costs associated with the approval and development of the site would be the applicant's responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits and any of the costs associated with upsizing to municipal water and sewer mains already installed.

## **LINKAGE TO 2022-2026 COUNCIL STRATEGIC PLAN**

32. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:

- Affordable Place to Live
- Thriving Communities

33. In accordance with Council's goals, the proposed development would provide for a compact form of development that will utilize existing services and infrastructure, provide additional dwelling units and add the potential for more affordable and attainable housing options, and support the local and regional transit network.

Attachments: Appendix "A" – Draft Zoning By-law Amendment  
Appendix "B" – Conceptual Site Plan

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2024-XX

**A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control By-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.**

**WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands legally described as: Part of Lot 23, Concession 6 and Part 2 on Plan 51R-23415 in the City of Barrie, County of Simcoe, known municipally as 242 Edgehill Drive, shown on Schedule "A" attached to this By-law from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling Second Density – Townhouse - Special Provision' (RM2-TH)(SP-XXX);

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 23-G-XXX.

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling Second Density – Townhouse - Special Provision' (RM2-TH)(SP-XXX) in Comprehensive Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions set out in Table 5.3 – Residential Standards of Comprehensive Zoning By-law 2009-141, the maximum permitted Gross Floor Area shall be 85% in the 'Residential Multiple Dwelling Second Density – Townhouse - Special Provision' (RM2-TH)(SP-XXX) zone.
3. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule "A" to this Bylaw, shall apply to the said lands except as varied by this By-law.
4. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this \_\_\_\_ day of \_\_\_\_, 2024.

**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_, 2024.

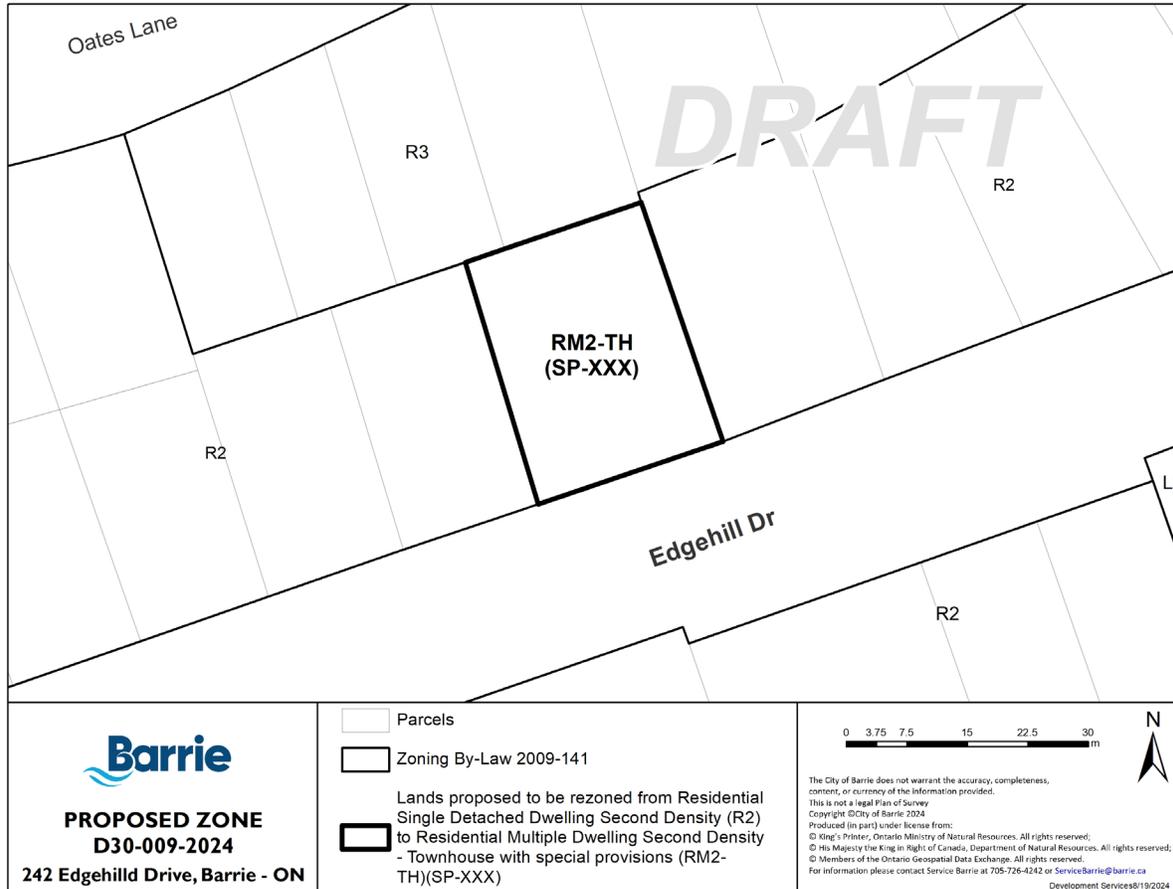


**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – A. NUTTALL**

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**CITY CLERK – WENDY COOKE**

Schedule "A" to attached By-law 2024-XXX



APPENDIX "B"  
Conceptual Site Plan

